

Christian County, IL

46.33 Acres out of the W1/2 NW1/4;W1/2 OF THE SW1/4 of Section 25, Christian County, Illinois

Tax ID: 01-15-25-300-001-00



Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.

- Route
- Tracts
- Adjacent Tracts
- Section Boundary

0 387.5 775 1,550 2,325 Feet

Irene Morrison Trust

Tract No.:A_ILRP_PZ_CH_163

Date: 9/23/2014

Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 5-21-14 ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:

7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☒
11. Complete Construction Questionnaire, including name of tenant, if applicable ☒
12. Provide EMF brochure, if requested ☒
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) Charlotte Friedman ☒
for Sue Patton, Agent

AMEREN TRANSMISSION
ILLINOIS RIVERS PROJECT
PANA TO MT. ZION
345 KV TRANSMISSION LINE

A_ILRP_PZ_CH_163
SAM Job No. 32359
Page 1 of 6

EXHIBIT "A"

TRACT 1

A 7.275 ACRE TRACT OF LAND SITUATED IN THE WEST 1/2 OF SECTION 25, TOWNSHIP 13 NORTH, RANGE 1 EAST OF THE 3RD PRINCIPAL MERIDIAN, CHRISTIAN COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO JAMES L. BRANYAN, SUCCESSOR TRUSTEE UNDER THE IRENE MORRISON DECLARATION OF TRUST DATED OCTOBER 13, 1971, RECORDED IN DOCUMENT NO. 72-1200 OF THE DEED RECORDS OF CHRISTIAN COUNTY, ILLINOIS (D.R.C.C.I.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 51 (VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A 30D NAIL FOUND AT THE NORTHWEST CORNER OF SAID WEST 1/2 BEARS NORTH 82 DEGREES 18 MINUTES 44 SECONDS WEST, A DISTANCE OF 1,055.76 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1051600.28, E:785130.66;

THENCE NORTH 61 DEGREES 16 MINUTES 58 SECONDS EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 105.90 FEET TO A POINT FOR CORNER;

THENCE SOUTH 12 DEGREES 00 MINUTES 33 SECONDS WEST, LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,950.26 FEET TO A POINT FOR CORNER;

THENCE SOUTH 11 DEGREES 51 MINUTES 16 SECONDS WEST, A DISTANCE OF 906.33 FEET TO A POINT FOR CORNER;

THENCE SOUTH 00 DEGREES 21 MINUTES 01 SECONDS EAST, A DISTANCE OF 811.54 FEET TO A POINT FOR CORNER IN THE COMMON LINE OF SAID BRANYAN TRACT AND A TRACT OF LAND DESCRIBED AS TRACT 3 IN DEED TO WAYSIDE FARM 1916, LLC, RECORDED IN DOCUMENT NO. 2013R03252, D.R.C.C.I.;

THENCE NORTH 87 DEGREES 58 MINUTES 37 SECONDS WEST, ALONG SAID COMMON LINE, A DISTANCE OF 51.59 FEET TO THE INTERSECTION OF SAID COMMON LINE AND SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, FROM WHICH A RAILROAD SPIKE FOUND AT THE SOUTHWEST CORNER OF SAID WEST 1/2 BEARS SOUTH 16 DEGREES 34 MINUTES 10 SECONDS WEST, A DISTANCE OF 1,728.70 FEET;

THENCE NORTHERLY, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

NORTH 05 DEGREES 15 MINUTES 00 SECONDS WEST, A DISTANCE OF 42.50 FEET TO A POINT FOR CORNER;

SOUTH 85 DEGREES 13 MINUTES 00 SECONDS WEST, A DISTANCE OF 39.99 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 14 DEGREES 27 MINUTES 27 SECONDS, A RADIUS OF 4,172.22 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 02 DEGREES 27 MINUTES 17 SECONDS EAST, 1,049.98 FEET;

NORTHERLY, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 1,052.77 FEET TO A POINT FOR CORNER;

NORTH 14 DEGREES 33 MINUTES 03 SECONDS EAST, A DISTANCE OF 173.91 FEET TO A POINT FOR CORNER;

NORTH 14 DEGREES 33 MINUTES 13 SECONDS EAST, A DISTANCE OF 321.27 FEET TO A POINT FOR CORNER;

NORTH 11 DEGREES 30 MINUTES 35 SECONDS EAST, A DISTANCE OF 500.03 FEET TO A POINT FOR CORNER;

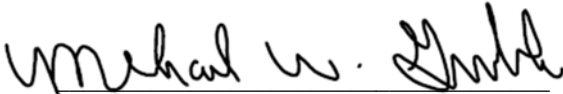
AMEREN TRANSMISSION
ILLINOIS RIVERS PROJECT
PANA TO MT. ZION
345 KV TRANSMISSION LINE

A_ILRP_PZ_CH_163
SAM Job No. 32359
Page 2 of 6

EXHIBIT "A"

NORTH 12 DEGREES 04 MINUTES 58 SECONDS EAST, A DISTANCE OF 1,530.02 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 316,910 SQUARE FEET OR 7.275 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), EAST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



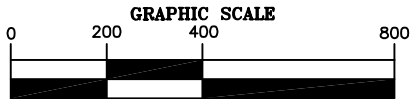
MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 11/10/2014



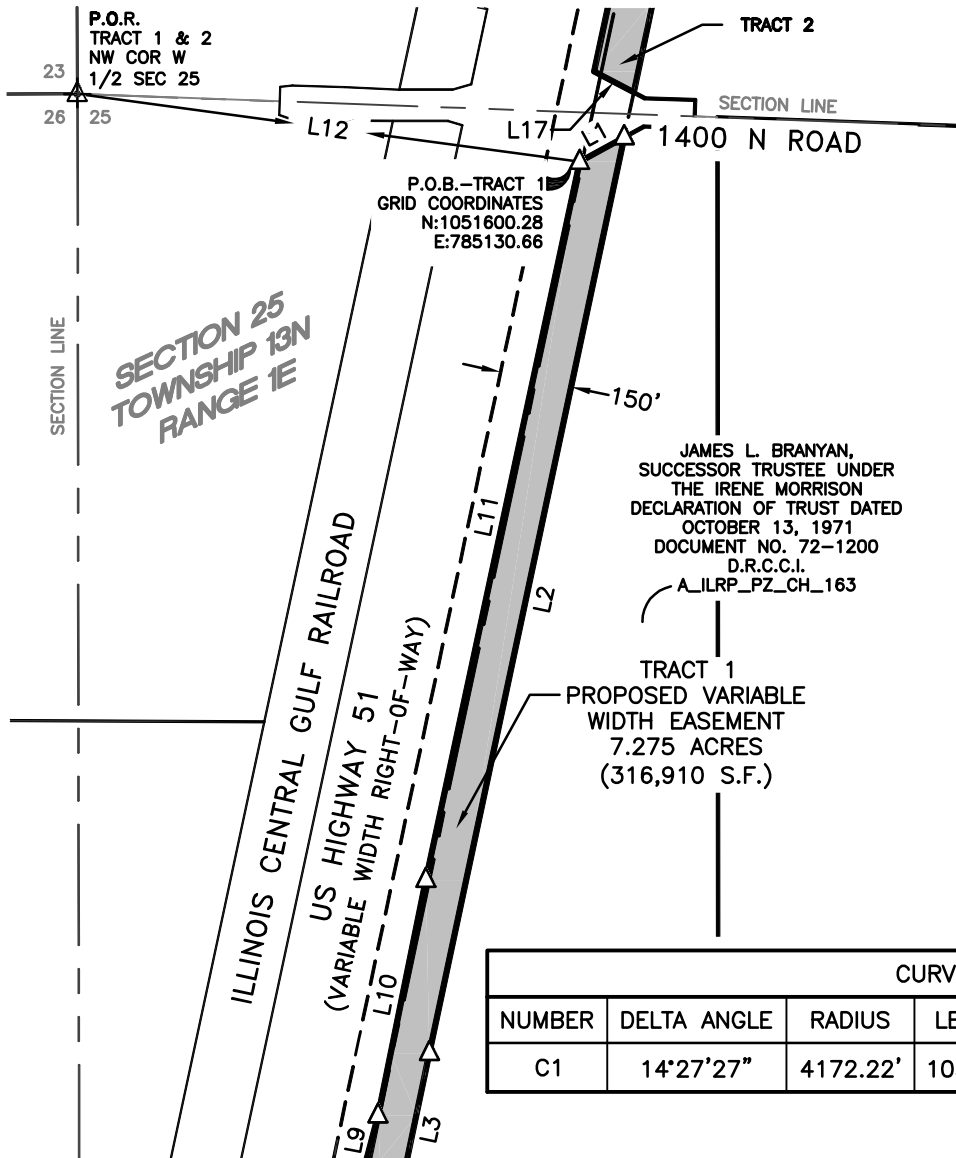
EXHIBIT "A"

TRACT 1



(IN FEET)

1 INCH = 400 FT



LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N61°16'58"E	105.90'
L2	S12°00'33"W	1950.26'
L3	S11°51'16"W	906.33'
L4	S00°21'01"E	811.54'
L5	N87°58'37"W	51.59'
L6	N05°15'00"W	42.50'
L7	S85°13'00"W	39.99'
L8	N14°33'03"E	173.91'
L9	N14°33'13"E	321.27'
L10	N11°30'35"E	500.03'
L11	N12°04'58"E	1530.02'
L12	N82°18'44"W	1055.76'

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	14°27'27"	4172.22'	1052.77'	N02°27'17"E	1049.98'

MATCH LINE SHEET 04
LEGEND

D.R.C.C.I.

P.O.B.

P.O.R.



2	1
11	12

DEED RECORDS
CHRISTIAN COUNTY, ILLINOIS

POINT OF BEGINNING

POINT OF REFERENCE

30D NAIL FOUND

1" IRON ROD FOUND

CALCULATED POINT

TYPICAL SECTION CORNER

SECTION LINE

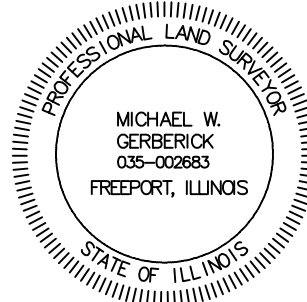
SUBJECT PROPERTY LINE

TRACT LINE

PROPERTY LINE

PROPOSED EASEMENT CENTERLINE

PROPOSED EASEMENT



MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
NO. 035-002683 - STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475 - STATE OF ILLINOIS

NOTES:

1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 03 OF 06

PROJECT: ILLINOIS RIVERS

JOB NUMBER: 32359

DATE: 11/10/2014

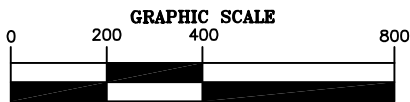
SCALE: 1"= 400'

TRACT ID: A_ILRP_PZ_CH_163

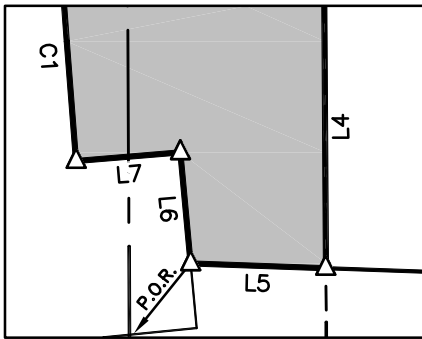
DRAWN BY: LCA



150' TRANSMISSION
LINE EASEMENT
PANA TO MT. ZION
SECTIONS 24 AND 25, TOWNSHIP 13 NORTH,
RANGE 1 EAST OF THE 3RD PRINCIPAL MERIDIAN
CHRISTIAN COUNTY, ILLINOIS



(IN FEET)

1 INCH = 400 FT
DETAIL "A"

(NOT TO SCALE)

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N61°16'58"E	105.90'
L2	S12°00'33"W	1950.26'
L3	S11°51'16"W	906.33'
L4	S00°21'01"E	811.54'
L5	N87°58'37"W	51.59'
L6	N05°15'00"W	42.50'
L7	S85°13'00"W	39.99'
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L9	N14°33'13"E	321.27'
L10	N11°30'35"E	500.03'
L11	N12°04'58"E	1530.02'
L12	N82°18'44"W	1055.76'

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	14°27'27"	4172.22'	1052.77'	N02°27'17"E	1049.98'

LEGEND

D.R.C.I.

P.O.B.
P.O.R.

DEED RECORDS
CHRISTIAN COUNTY, ILLINOIS
POINT OF BEGINNING
POINT OF REFERENCE
30D NAIL FOUND
1" IRON ROD FOUND
CALCULATED POINT
TYPICAL SECTION CORNER
SECTION LINE
SUBJECT PROPERTY LINE
TRACT LINE
PROPERTY LINE
PROPOSED EASEMENT CENTERLINE
PROPOSED EASEMENT

EXHIBIT "A"

TRACT 1

MATCH LINE SHEET 03

SECTION 25
TOWNSHIP 13N
RANGE 1E

ILLINOIS CENTRAL GULF RAILROAD

US HIGHWAY 51

(VARIABLE WIDTH RIGHT-OF-WAY)

S16°34'10"W 1728.70'
P.O.R. - TRACT 1
RAILROAD SPIKE FOUND
SW COR W 1/2 SEC 25TRACT 1
PROPOSED VARIABLE
WIDTH EASEMENT
7.275 ACRES
(316,910 S.F.)JAMES L. BRANYAN,
SUCCESSOR TRUSTEE UNDER
THE IRENE MORRISON
DECLARATION OF TRUST DATED
OCTOBER 13, 1971
DOCUMENT NO. 72-1200
D.R.C.I.
A_ILRP_PZ_CH_163

SEE DETAIL "A"

TRACT 3
WAYSIDE FARM 1916, LLC
DOCUMENT NO. 2013R03252
D.R.C.I.
A_ILRP_PZ_CH_162

150'

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SHEET 04 OF 06

PROJECT: ILLINOIS RIVERS

JOB NUMBER: 32359

DATE: 11/10/2014

SCALE: 1" = 400'

TRACT ID: A_ILRP_PZ_CH_163

DRAWN BY: LCA



150' TRANSMISSION
LINE EASEMENT
PANA TO MT. ZION
SECTIONS 24 AND 25, TOWNSHIP 13 NORTH,
RANGE 1 EAST OF THE 3RD PRINCIPAL MERIDIAN
CHRISTIAN COUNTY, ILLINOIS

FN: D_2729

A_ILRP_PZ_CH_163.DWG

AMEREN TRANSMISSION
ILLINOIS RIVERS PROJECT
PANA TO MT. ZION
345 KV TRANSMISSION LINE

A_ILRP_PZ_CH_163
SAM Job No. 32359
Page 5 of 6

EXHIBIT "A"

TRACT 2

A 5.314 ACRE TRACT OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 1 EAST OF THE 3RD PRINCIPAL MERIDIAN, CHRISTIAN COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO JAMES L. BRANYAN, SUCCESSOR TRUSTEE UNDER THE IRENE MORRISON DECLARATION OF TRUST DATED OCTOBER 13, 1971, RECORDED IN DOCUMENT NO. 72-1200 OF THE DEED RECORDS OF CHRISTIAN COUNTY, ILLINOIS (D.R.C.C.I.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 51 (VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A 30D NAIL FOUND AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 BEARS SOUTH 87 DEGREES 31 MINUTES 05 SECONDS WEST, A DISTANCE OF 1,077.27 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1051788.16, E:785160.65;

THENCE NORTH 12 DEGREES 04 MINUTES 58 SECONDS EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2,280.02 FEET TO A POINT FOR CORNER;

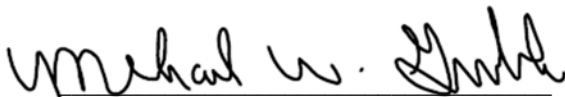
THENCE NORTH 13 DEGREES 13 MINUTES 42 SECONDS EAST, CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 334.02 FEET TO THE INTERSECTION OF SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND THE NORTH LINE OF SAID SOUTHWEST 1/4, FROM WHICH A 1-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 BEARS NORTH 87 DEGREES 51 MINUTES 23 SECONDS WEST, A DISTANCE OF 1,647.85 FEET;

THENCE SOUTH 87 DEGREES 51 MINUTES 23 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 81.18 FEET TO A POINT FOR CORNER;

THENCE SOUTH 12 DEGREES 00 MINUTES 33 SECONDS WEST, LEAVING SAID NORTH LINE, A DISTANCE OF 2,652.91 FEET TO A POINT FOR CORNER IN SAID SOUTHEASTERLY RIGHT-OF-WAY LINE;

THENCE NORTH 62 DEGREES 26 MINUTES 48 SECONDS WEST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 93.43 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 231,466 SQUARE FEET OR 5.314 ACRES OF LAND, MORE OR LESS.

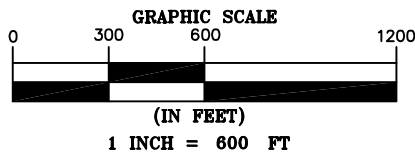
BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), EAST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



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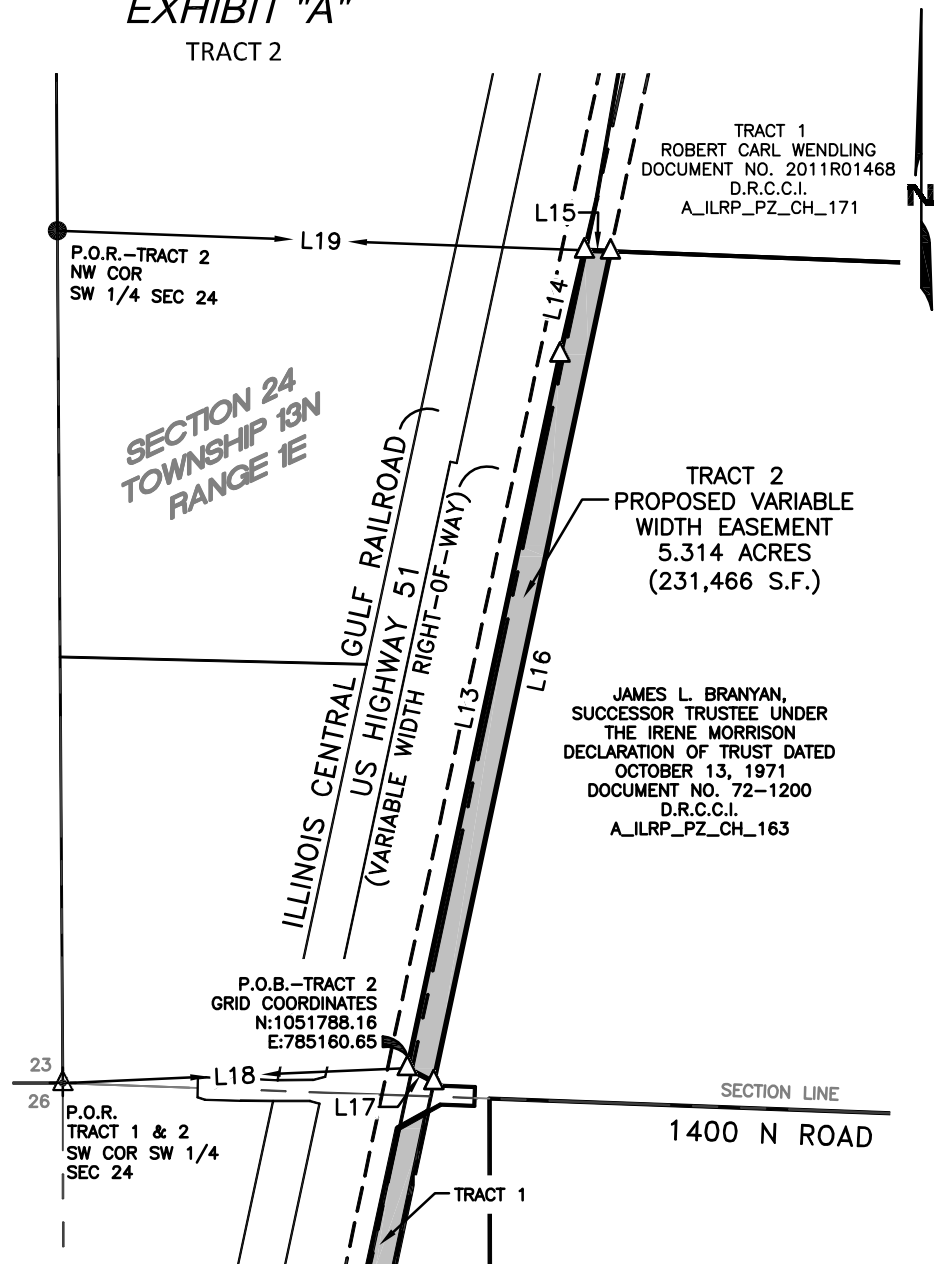
DATE: 11/10/2014



**EXHIBIT "A"**

TRACT 2

LINE TABLE		
NUMBER	BEARING	DISTANCE
L13	N12°04'58"E	2280.02'
L14	N13°13'42"E	334.02'
L15	S87°51'23"E	81.18'
L16	S12°00'33"W	2652.91'
L17	N62°26'48"W	93.43'
L18	S87°31'05"W	1077.27'
L19	N87°51'23"W	1647.85'

**LEGEND**

D.R.C.C.I.

DEED RECORDS
CHRISTIAN COUNTY, ILLINOIS

P.O.B.

POINT OF BEGINNING

P.O.R.

POINT OF REFERENCE



30D NAIL FOUND



1" IRON ROD FOUND



CALCULATED POINT

2 | 1

11 | 12

TYPICAL SECTION CORNER

SECTION LINE

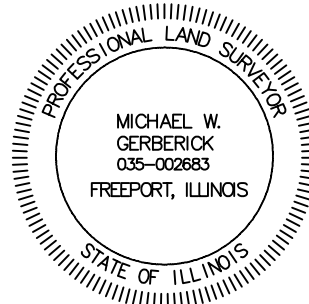
SUBJECT PROPERTY LINE

TRACT LINE

PROPERTY LINE

PROPOSED EASEMENT CENTERLINE

PROPOSED EASEMENT



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SHEET 06 OF 06

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 11/10/2014
SCALE: 1"= 600'
TRACT ID: A_ILRP_PZ_CH_163
DRAWN BY: LCA



150' TRANSMISSION
LINE EASEMENT
PANA TO MT. ZION
SECTIONS 24 AND 25, TOWNSHIP 13 NORTH,
RANGE 1 EAST OF THE 3RD PRINCIPAL MERIDIAN
CHRISTIAN COUNTY, ILLINOIS